

Town of Los Gatos
Building Division

110 E. Main St., Los Gatos, CA 95030
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www.LosGatosCA.gov/building

**Kitchen & Bathroom
Non-Structural Remodel
Over the Counter
Permit Requirements**

General Information

Any exterior change (i.e., windows, doors, siding) requires Planning Department approval and if you are located in a homeowner's association, a letter from the HOA specifying the work that is approved is required prior to issuance. If plumbing fixtures are increasing and/or moving a certificate from West Valley Sanitation District will be required.

We are using the 2007 California Building, Mechanical, Electrical, Plumbing, and Fire Codes, and 2008 California Energy Code. Provide three (3) sets of drawings (11x17 minimum; 24x36 maximum) to include the following:

Bathroom Remodel

- ◆ Bathroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets.
- ◆ All electrical receptacles shall be GFCI protected.
- ◆ Lighting in bathrooms, garages, laundry rooms and/or utility rooms must be high efficacy, or must be controlled by a manual-on occupancy sensor. Complete 2008 CEC Residential Lighting Worksheet (CF-6R-LTG-01).
- ◆ Toilet clearance - 24" in front of toilet and 15" on each side measured from center of toilet.
- ◆ Skylights - operable skylights need to be 10-feet from plumbing vents or 3-feet below the vent termination. Provide ICBO Evaluation Report Number.
- ◆ Shower compartment must have a finished interior no less than 1024 square inches and shall encompass a minimum thirty-inch circle.
- ◆ Shower and tub/shower shall have a smooth, hard, non absorbent surface (i.e., ceramic tile or fiberglass) over a moisture resistant underlayment (e.g. W.R. Gyp.) to a height of 70-inches above the drain inlet.
- ◆ Pressure balanced or thermostatic mixing valve required for shower and shower tub combinations, maximum mixing water temp of 120° F.
- ◆ Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.

Kitchen Remodel

- ◆ Two (2) 20 amp dedicated circuits for counter receptacles.
- ◆ Every counter space 12" or wider shall have an appliance receptacle. Counter receptacles installed every 4 feet on center, such that there is no more than 24" to a receptacle. No equipment can be connected to the counter circuits.
- ◆ All counter receptacles must be GFCI protected.
- ◆ Islands/peninsulas greater than 12" x 24" must have at least one GFCI electrical outlet.
- ◆ Complete 2008 CEC Residential Lighting Worksheet (CF-6R-LTG-01). At least **half** the installed wattage of luminaries in kitchens shall be high efficacy and the ones that are not must be switched separately.
- ◆ Electric oven and range require separate circuits.
- ◆ Garage to kitchen openings - 1/2" sheetrock on garage side - Door to garage required to be a minimum 1-3/8" solid core or 20 minute rated, self closing/self latching door.
- ◆ Skylights - operable skylights must be 10 feet from plumbing vents or three feet below the vent termination. Provide ICBO Evaluation Report Number.

NOTE: No materials or containers (including debris boxes) are allowed to be stored in the public-right-of-way without first obtaining a permit to do so from the Engineering Division of the Public Works Department. Call (408) 399-5771 for requirements and fees